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OCT 30 2015

**Property Improvement Plan for 12 Isham Street**  
by new owner and resident *Brian Cina*

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PLANNING & ZONING

**Goals:**

- to address order from fire inspector regarding issues with code compliance
- to increase energy efficiency
- to maintain an orderly and pleasant appearance of property
- to preserve the structure

**Objective 1:** Replace bedroom windows- remove current 28.5" x 60" double-hung white VINYL window in each bedroom (2 in 1st floor unit, 2 in 2nd floor unit) and replace with fire code-compliant white VINYL escape window. The appearance of the replacement window will match current vinyl windows, allowing consistent appearance on both interior and exterior of the building, and continuity of look between new and current windows. However, the new windows will open inwards for fire escape, allowing for the opening to meet egress requirement. The new windows will look the same as the existing windows, inside and outside.

This is a current view from inside (second floor.)



This is a current view from inside (first floor)



replace these

These are the four windows that will be replaced (side view)

View from the street of the house, showing the side windows.



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**Objective 2:** Replace existing 4 boarded-up basement windows with 4 new vinyl windows. These windows will be 30.25" x 16.5" windows to allow for extra insulation/ventilation and light. The basement is neither a living nor a storage area. It serves only as a space for building utilities (furnaces, water tanks, plumbing, electrical). These windows are being replaced to improve exterior appearance and to improve insulation/ventilation issues, which will ultimately help to preserve the building and to save energy.

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Current basement windows



North side view.

South side view.



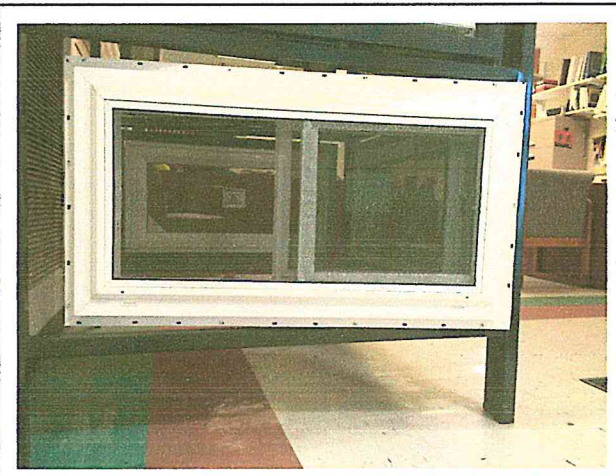
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New basement windows:

Interior view



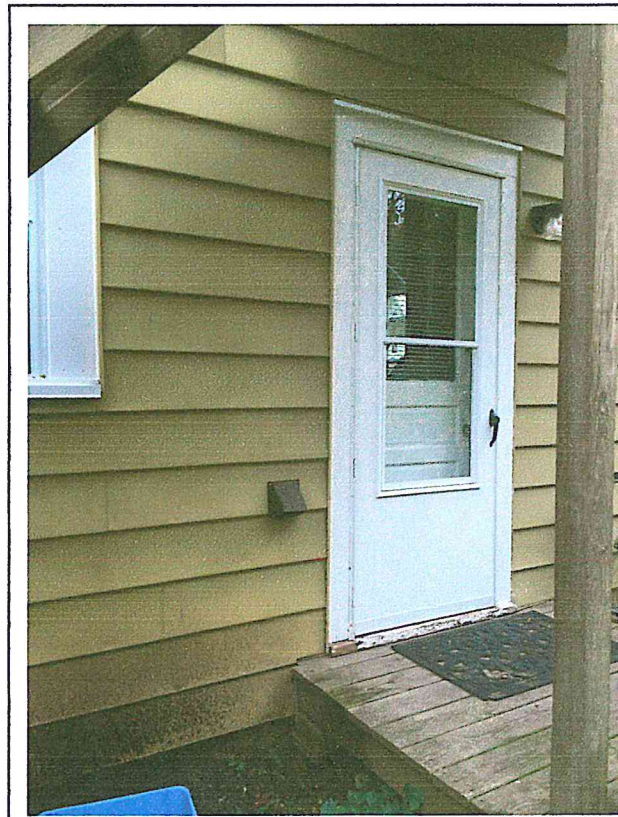
Exterior view



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Objective 3: Replace dryer vent- remove existing dryer vent (plastic) and replace with metal vent. The vent exits the building in the rear of the house. The appearance of the building will look slightly different.

Current view (rear of house)



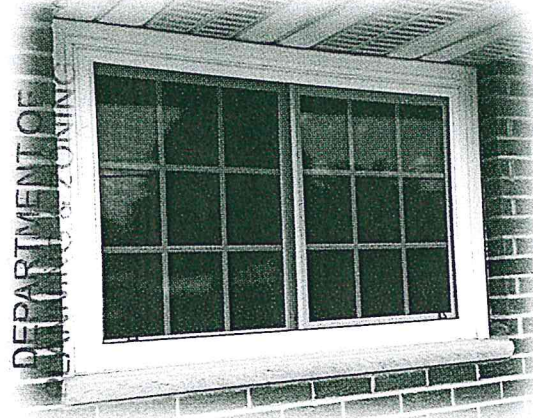
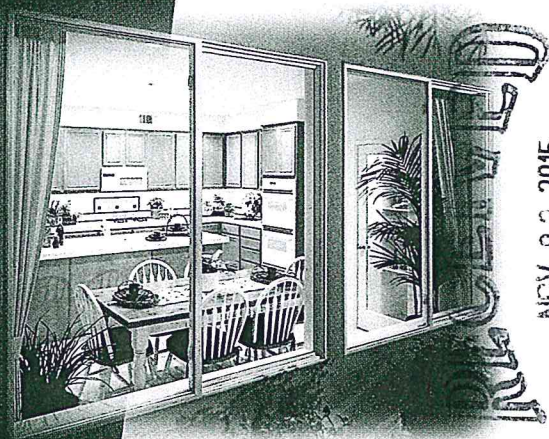
Current view (close-up)









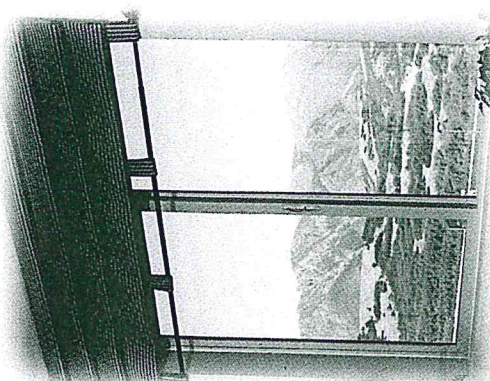
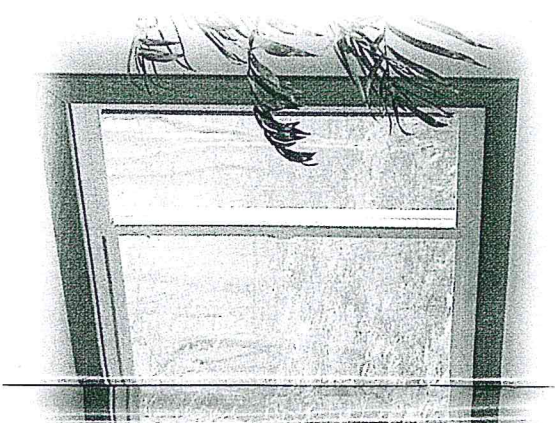


## Horizontal Slider

*Basement sliders no grills*

6400 2-Sash Slider	4202 2-Sash Slider	4000 Slider	Vinyl Window Features & Benefits
■	■	■	Four point vinyl profiles for extra strength.
■	■	■	Multi-chambered profiles assure energy efficiency.
■	■		3/4" or nominal 1" insulated glass units for optimal thermal performance.
		■	3/4" insulated glass units for optimal thermal performance.
■	■	■	Exterior glazed sash for attractive non-caulked joint.
■	■	■	Strong aerospace frame design.
■			Duralite™ - our most energy efficient insulated glass spacer system.
	■	■	Energy saving Duraseal™ insulated glass spacer system.
■			ClimaGuard™ Low-E glass & Argon gas standard for superior thermal performance.
	■	■	Optional ClimaGuard™ Low-E glass & Argon gas for superior thermal performance.
■	■	■	IS 20 Glass Option Dual Pane - hardcoat and softcoat Low E combination.
	■	■	Continuous dual weather stripping to prevent leaks and reduce air infiltration.
■			Triple and dual combo weatherstripping help prevent leaks and air infiltration.
■	■		Jamb foam fills void between window framing and home and helps to insulate.
■			Sashes swing in to clean.
	■	■	Sash lifts out to clean.
■			Recessed locks for an attractive appearance.
■			Optional Fusion lock and tilt latch hardware upgrade.
■	■		Two operating sashes.
		■	One operating sash, one fixed glass panel.
	■	■	Standard color: White/White.
	■	■	Optional colors: Adobe/Adobe, Bronze/White; unlimited custom colors.
■			Standard colors: White/Light Oak, White/Cherry.
■	■	■	Limited Lifetime Warranty.
■			Glass Breakage Warranty - 1/8" double strength glass.

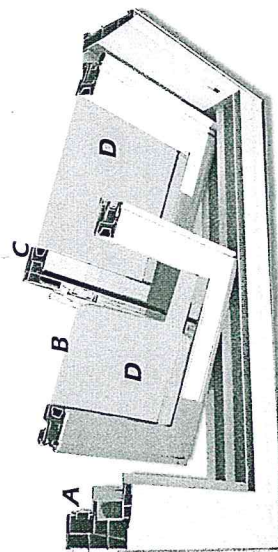




## Horizontal Slider

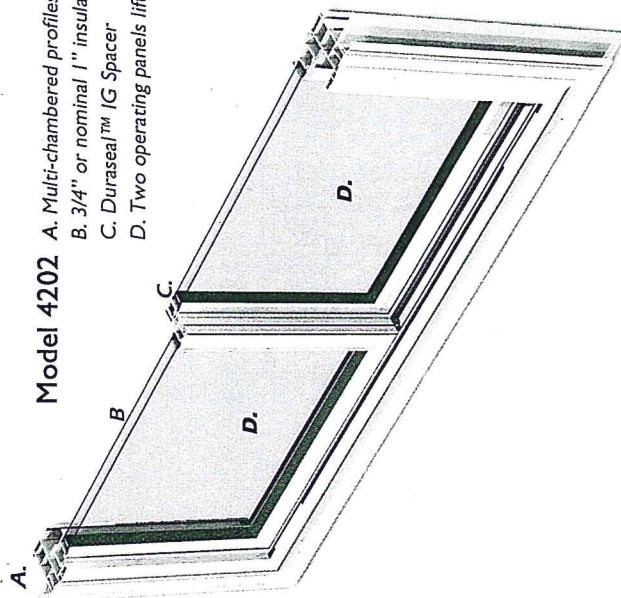
### Model 6400

- A. Multi-chambered profiles
- B. 3/4" or nominal 1" insulated glass
- C. Duralite™ IG Spacer
- D. Two swing-in operating panels



### Model 4202

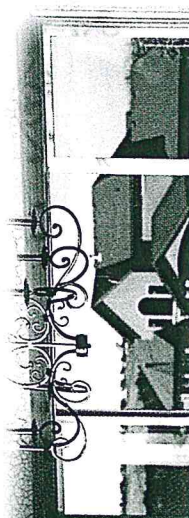
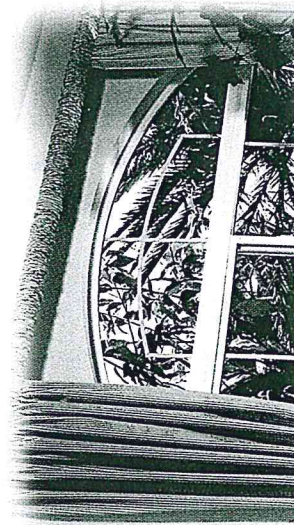
- A. Multi-chambered profiles
- B. 3/4" or nominal 1" insulated glass
- C. Duraseal™ IG Spacer
- D. Two operating panels lift out



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NOV 03 2015

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JAN 26 2016

Scott Gustin  
Interim Zoning Administrator  
City Of Burlington  
Burlington, Vermont 05401

DEPARTMENT OF  
PLANNING & ZONING

January 26, 2016

Scott Gustin,

I would like to make the case that my permit for vinyl escape windows and vinyl basement windows should be approved, and that I should not be held responsible for the changes that were made to this house, with or without permits, prior to my ownership.

You have asked me to re-submit my application to get permits on every window, replacing the existing vinyl windows with wood or clad-wood windows. I have spent an extensive amount of time over the past 2 months trying to calculate the cost for an extended plan to replace all of the windows. It would entail replacing 18 windows (not including the 4 basement windows or the 3 attic windows, which are still wooden), with the cost ranging from \$600-900 per window, not including labor. The total replacement cost could reach up to \$16,000-\$23,000 for this project, if not more! The code states that cost ought to be considered when making planning and zoning decisions: "These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility" (5.4.8 Historic buildings and sites, ARTICLE 5. CITYWIDE GENERAL REGULATIONS, Burlington Code of Ordinances).

I recently had an energy audit from Vermont Gas (the written report is pending), and the auditor said that there was no reason to replace the vinyl windows, from the perspective of energy efficiency. He said that no assistance could be provided for changing these windows, and that the current vinyl windows could potentially last a long time. It would be wasteful to rip out these functional, energy efficient windows. It would waste money, as well as materials, and would have a negative impact on the environment (an additional cost on top of what I would spend to pay for replacements).

The main reason for your request to replace all of the windows is that the house is located in a "historic district," so you said that it matters what material the windows are made of. The law states that planning and zoning decisions should take into account the material, the context, and the cost.

Although my house may be located in a designated "historic district," the structure has already been changed significantly in ways that stray greatly from its original historic condition and the condition of the surrounding houses in this neighborhood. It does not meet this key piece of the



criteria for designating a structure as having historic value: "The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association" (5.4.8 Historic buildings and sites, ARTICLE 5. CITYWIDE GENERAL REGULATIONS, Burlington Code of Ordinances).

I would like to share more information about this house, so you can better understand the context in which these windows exist.

### EXTERIOR DIFFERENCES



1. The exterior of the building is covered in aluminum siding. This is not a material consistent with the historic condition of the building.

2. The door of the second floor unit is not original. The building was originally constructed as a two-story one-family house, but it was converted into two separate units, one on each floor. The staircase to enter the upstairs is not historically accurate, this is an added on entrance and not the original staircase.



3. The porches do not match any of the other porches of the houses on my street, and are not Victorian-style porches.





4. There is a cinderblock chimney added on to the building, which is not historically accurate.



5. The house generally does not match the other houses on the street. The house across the street has made significant changes, including replacing its slate roof with modern roofing. Burlington Health and Rehab also varies from the historic character of the neighborhood.



#### INTERIOR DIFFERENCES (can provide pictures if needed)

1. The trim in the first floor unit is significantly different than the original trim. In the upstairs unit, remnants of the original varnished trim remain. The trim in the downstairs apartment is not consistent throughout the unit, and is painted white.
2. The flooring in both units is not original. In the downstairs, there is carpeting, linoleum, and tile. In the upstairs unit, there are vinyl tiles throughout the unit. Underneath these tiles, there is sub-flooring and any original wood appears to be gone. I do not know what is underneath the carpet downstairs. However, the current flooring in both units is not historically accurate.
3. The ceilings in both units are not consistent or historically accurate. There is a combination of popcorn ceilings, drop ceilings, ceiling tile, and compressed board.
4. The light fixtures throughout the building are inconsistent with historic style and represent a wide range of options.
5. The doors in the downstairs unit are not historically accurate or consistent.
6. The kitchen cabinets in both units are not historically accurate.
7. The bathrooms are not historically accurate. Both units have fixtures from a variety of eras, and most of the objects are not Victorian.



In light of all these variations from the original condition of this building, I do not see it having value as a historic preservation site. At this point in time, preserving the actual structure seems more important than the style of the windows. The slate roof has several areas in need of repair, the total cost being around \$10,000 over the next 3-5 years. The basement has moisture issues, and is in need of a variety of interventions to protect the home from water damage over time. There are also a variety of other repairs that will be pending, as components of this building age and need repair or replacement.

I am struggling with seeing the point of replacing all of the windows, when the structure that holds them needs a significant investment if it is going to last for another 100 years.

I hope that with this additional information, you will approve my original application. Please be in touch with any questions.

Thanks for your time!

Sincerely,



Brian Cina

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JAN 26 2013

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